

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: East West Seattle, Georgetown, South Park / 18

Previous Physical Inspection: 2008

Improved Sales:

Number of Sales: 333

Range of Sale Dates: 1/1/2008 - 1/1/10

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$105,400	\$158,900	\$264,300			
2010 Value	\$106,600	\$161,400	\$268,000	\$294,900	90.9%	13.55%
Change	\$1,200	\$2,500	\$3,700			
% Change	+1.1%	+1.6%	+1.4%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$118,400	\$140,000	\$258,400
2010 Value	\$119,700	\$142,300	\$262,000
Percent Change	+1.1%	+1.6%	+1.4%

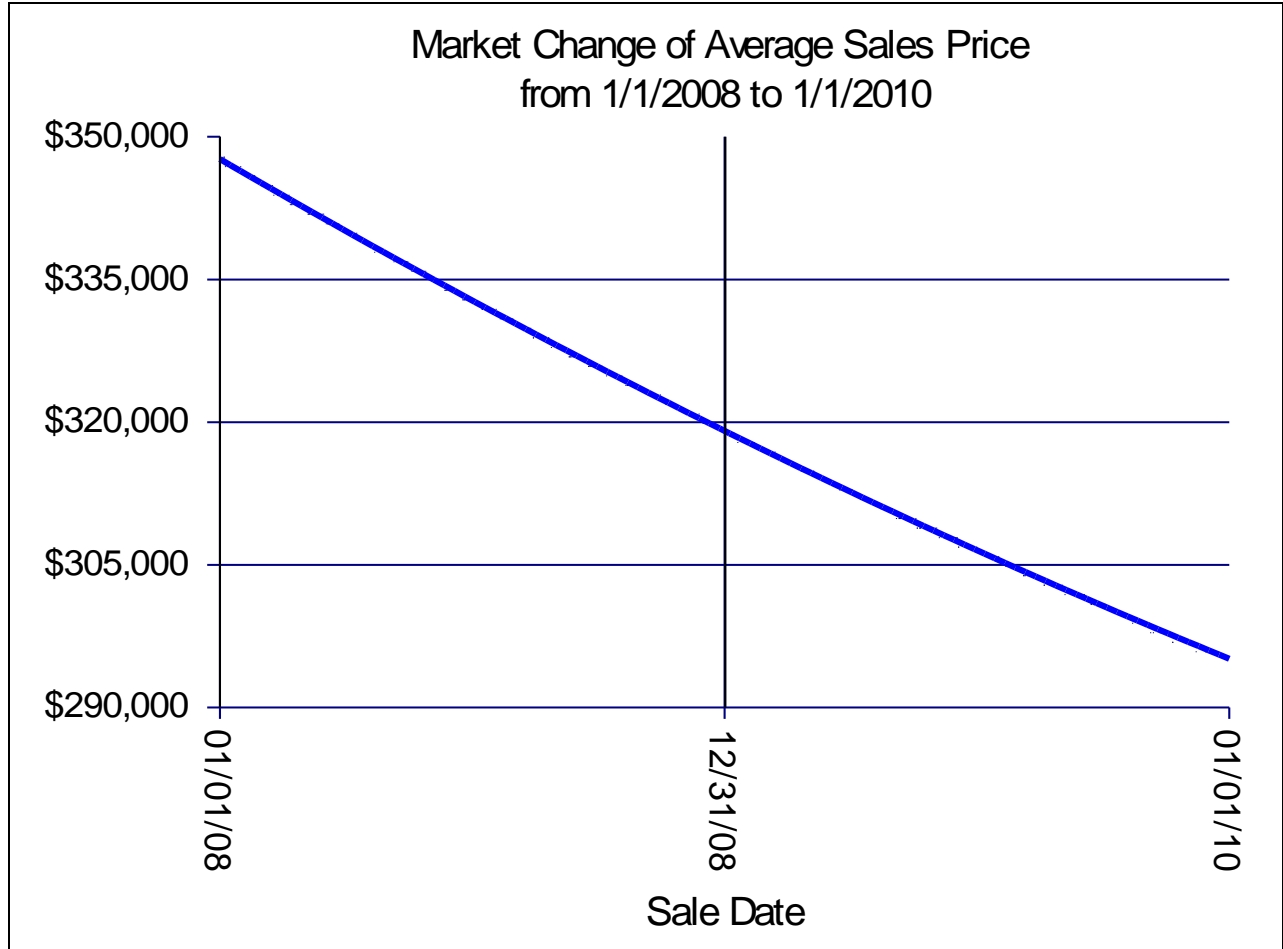
Number of one to three unit residences in the Population: 4293

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

The Annual Update Values described in this report improve uniformity and equity. We recommend posting these values for the 2010 assessment roll.

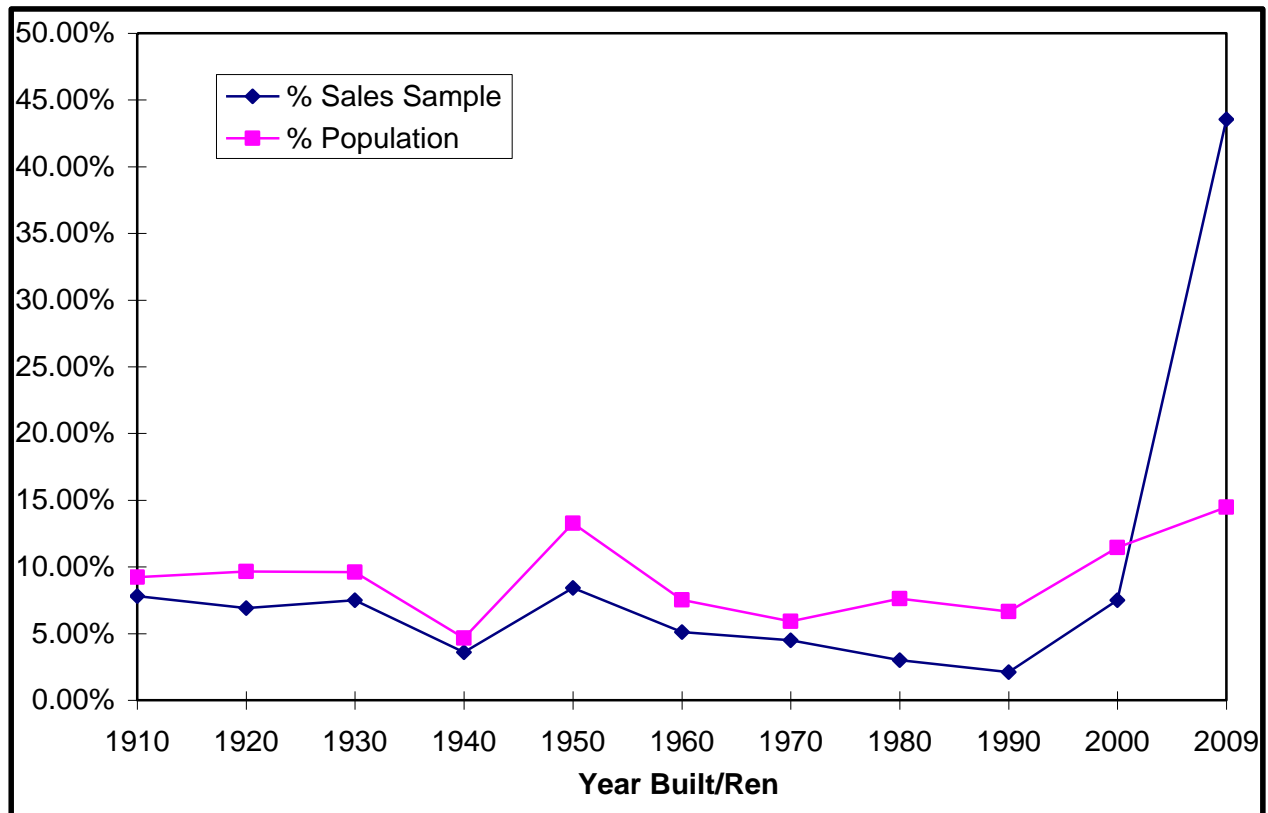
Market Change of Average Sale Price in Area 18
From 1/1/08 to 1/1/10



Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	26	7.81%
1920	23	6.91%
1930	25	7.51%
1940	12	3.60%
1950	28	8.41%
1960	17	5.11%
1970	15	4.50%
1980	10	3.00%
1990	7	2.10%
2000	25	7.51%
2009	145	43.54%
	333	

Population		
Year Built/Ren	Frequency	% Population
1910	396	9.22%
1920	414	9.64%
1930	412	9.60%
1940	200	4.66%
1950	570	13.28%
1960	323	7.52%
1970	254	5.92%
1980	327	7.62%
1990	285	6.64%
2000	491	11.44%
2009	621	14.47%
	4293	

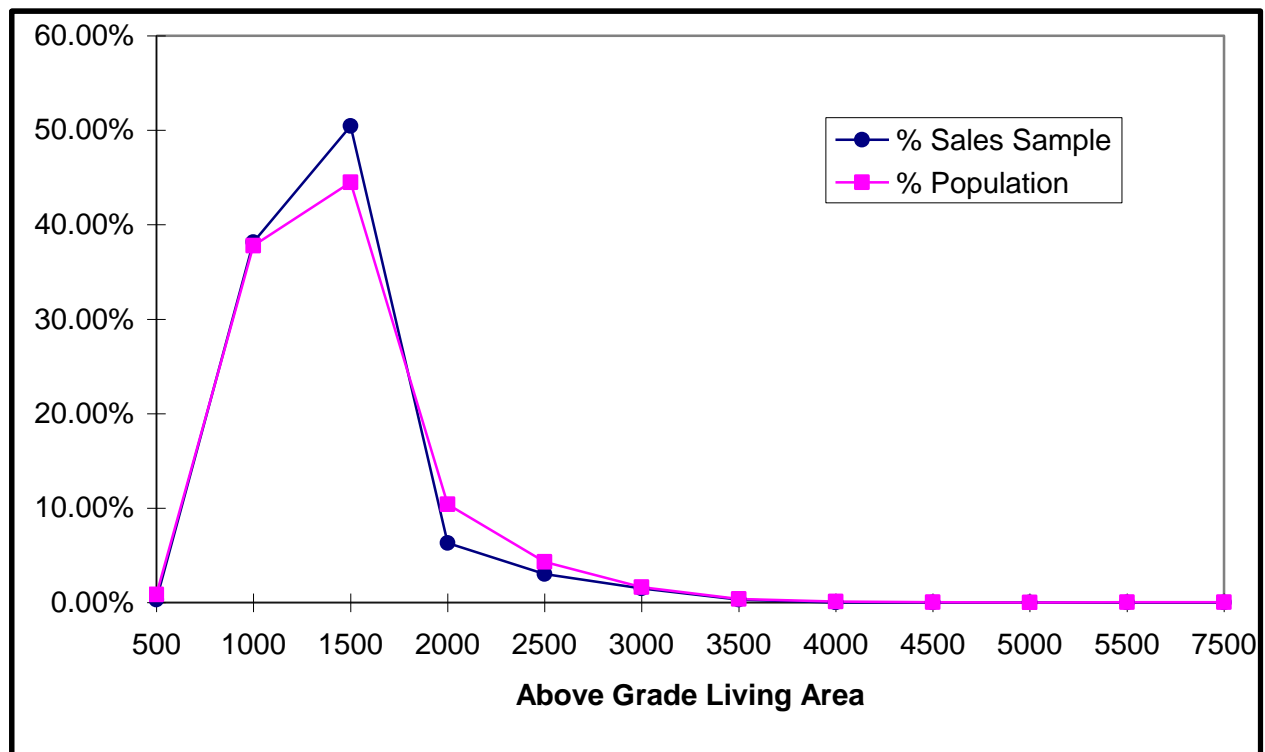


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.30%
1000	127	38.14%
1500	168	50.45%
2000	21	6.31%
2500	10	3.00%
3000	5	1.50%
3500	1	0.30%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	333	

Population		
AGLA	Frequency	% Population
500	37	0.86%
1000	1622	37.78%
1500	1910	44.49%
2000	446	10.39%
2500	185	4.31%
3000	70	1.63%
3500	16	0.37%
4000	4	0.09%
4500	1	0.02%
5000	0	0.00%
5500	1	0.02%
7500	1	0.02%
	4293	

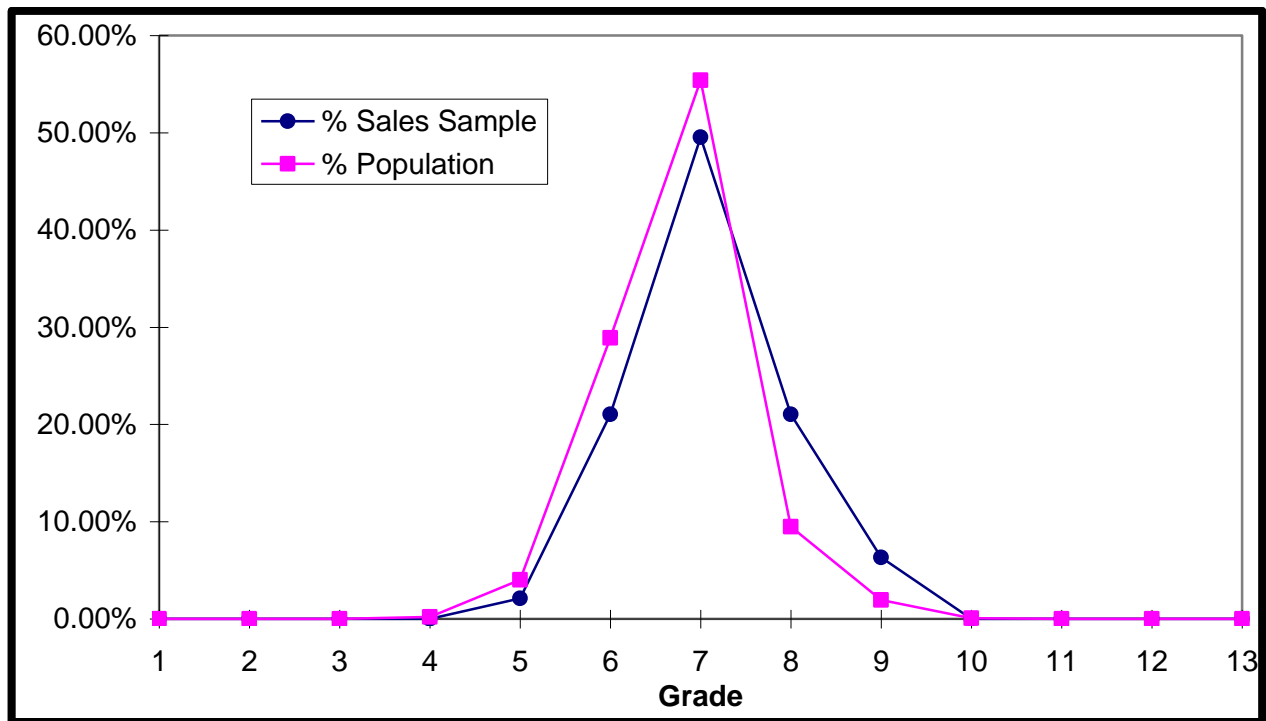


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

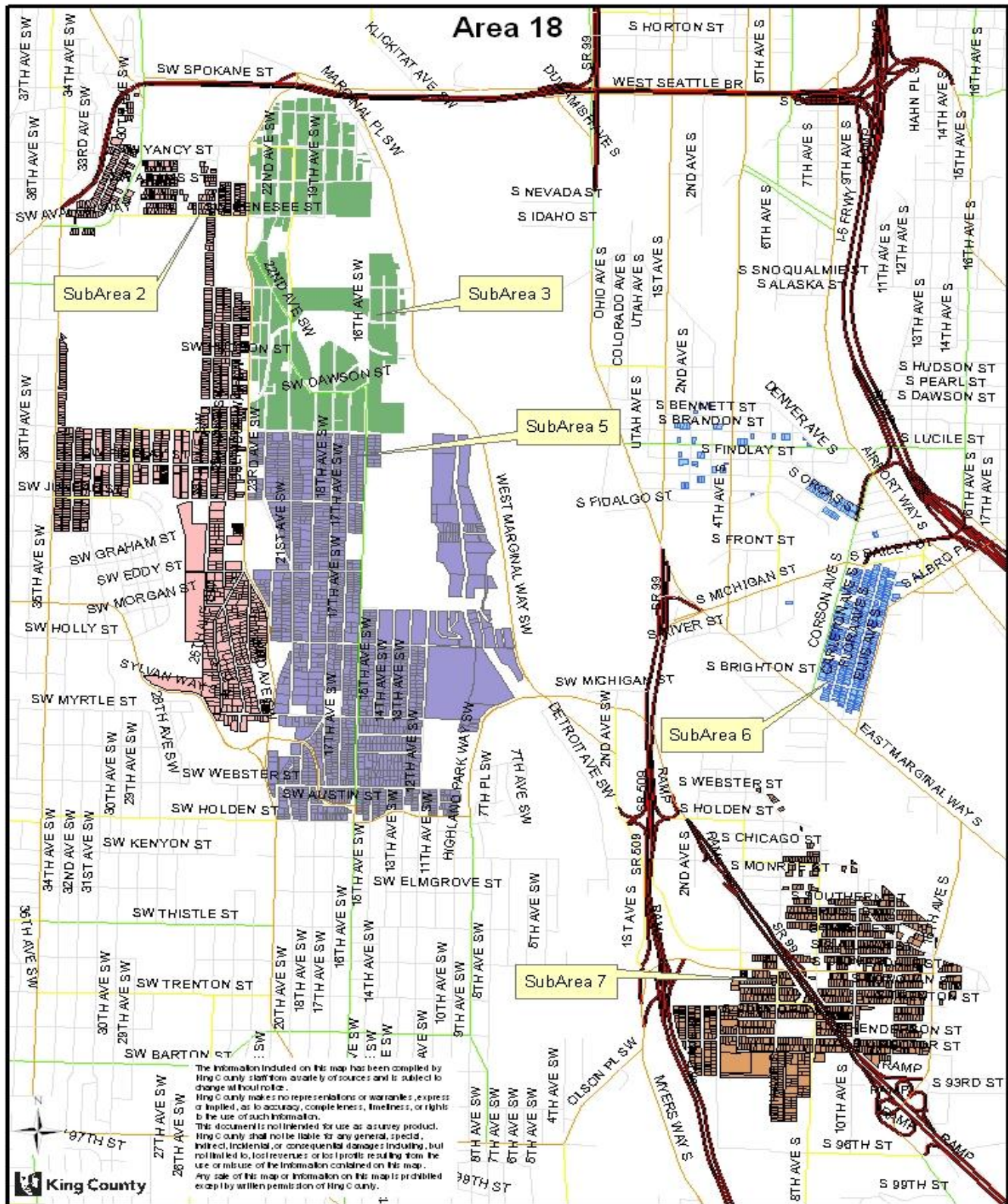
Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	2.10%
6	70	21.02%
7	165	49.55%
8	70	21.02%
9	21	6.31%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
333		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.19%
5	172	4.01%
6	1241	28.91%
7	2378	55.39%
8	407	9.48%
9	84	1.96%
10	3	0.07%
11	0	0.00%
12	0	0.00%
13	0	0.00%
4293		



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: April 14, 2010

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/10 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 9 usable land sales available in the area and supplemented by the value increase in sales of improved parcels, a 1.62% increase was made in land assessment for the 2010 Assessment Year.

2010 Land Value = 2009 Land Value x 1.0162, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 333 usable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / 0.91024 X .925*

The resulting total value is rounded down to the next \$1,000, *then*:

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 34.

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the 1.4 % Change indicated by the sales sample is used to arrive at new total value $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 1.014$.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the 1.4 % Change as indicated by the sales sample is used to arrive at a new total value. $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 1.014$
- *If land value $\leq \$1,000$ no adjustment is applied.
- *If improvements and accessories $\leq \$1,000$ no further adjustment applied.
- * If adjusted land value falls $< \$1,000$, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls $< \$1,000$, then improvement value = \$1,000 or previous whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is not applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is not applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is not applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

There were no mobile homes sales in this area.

2010 Total value for Mobile Homes = $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 1.014$.

Model Validation

The resulting assessment level is 90.9%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of 1.4%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

Ratio studies of assessments before and after this annual update are included later in this report.

Area 18 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value + Overall or Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.925.

Standard Area Adjustment

1.62%

Comments:

The percentages listed are total adjustments not additive adjustments.

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 18 Sale Price changes (Relative to 1/1/2010 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.848	-15.2%
2/1/2008	0.854	-14.6%
3/1/2008	0.860	-14.0%
4/1/2008	0.867	-13.3%
5/1/2008	0.873	-12.7%
6/1/2008	0.880	-12.0%
7/1/2008	0.886	-11.4%
8/1/2008	0.892	-10.8%
9/1/2008	0.899	-10.1%
10/1/2008	0.905	-9.5%
11/1/2008	0.911	-8.9%
12/1/2008	0.918	-8.2%
1/1/2009	0.924	-7.6%
2/1/2009	0.931	-6.9%
3/1/2009	0.936	-6.4%
4/1/2009	0.943	-5.7%
5/1/2009	0.949	-5.1%
6/1/2009	0.956	-4.4%
7/1/2009	0.962	-3.8%
8/1/2009	0.968	-3.2%
9/1/2009	0.975	-2.5%
10/1/2009	0.981	-1.9%
11/1/2009	0.987	-1.3%
12/1/2009	0.994	-0.6%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.867	\$455,000
Sale 2	\$475,000	10/1/2009	0.981	\$466,000
Sale 3	\$515,000	7/1/2009	0.962	\$495,000

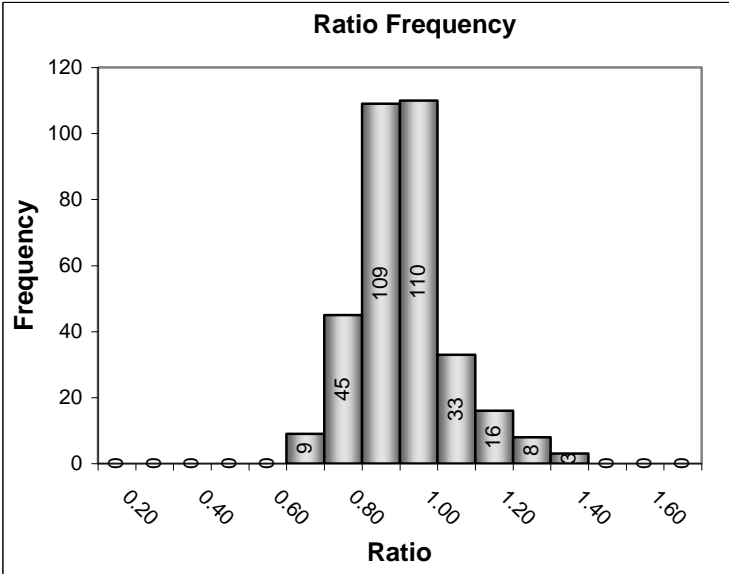
* The adjusted sale price has been rounded to the nearest \$1000.

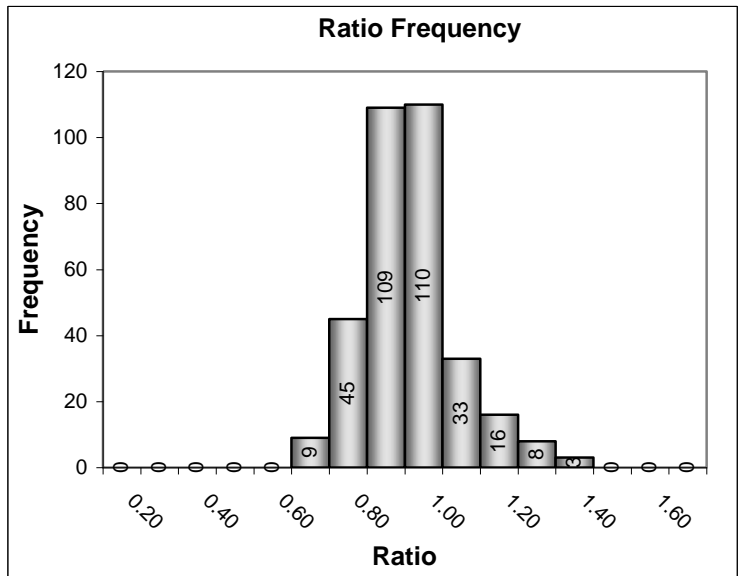
The time adjustment formula for Area 18 is $(.91024 + 1.892769E-04 * \text{SaleDay}) / .91024$

$\text{SaleDay} = \text{SaleDate} - 40179$

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: WC /Team 1	Appr. Date: 01/01/2009	Date of Report: 03/22/2010	Sales Dates: 1/2008 - 12/2009
Area 18/ E.West Seattle /Georgetown/South Park	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	333		
Mean Assessed Value	264,300		
Mean Adj. Sales Price	294,900		
Standard Deviation AV	57,229		
Standard Deviation SP	71,828		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.910		
Median Ratio	0.901		
Weighted Mean Ratio	0.896		
UNIFORMITY			
Lowest ratio	0.641		
Highest ratio:	1.336		
Coefficient of Dispersion	10.33%		
Standard Deviation	0.123		
Coefficient of Variation	13.54%		
Price Related Differential (PRD)	1.016		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout area 18. Sales Prices are adjusted for time to the Assessment Date of 1/1/2010	
Lower limit	0.883		
Upper limit	0.913		
95% Confidence: Mean			
Lower limit	0.897		
Upper limit	0.924		
SAMPLE SIZE EVALUATION			
N (population size)	4293		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.123		
Recommended minimum:	24		
Actual sample size:	333		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	180		
# ratios above mean:	153		
z:	1.480		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



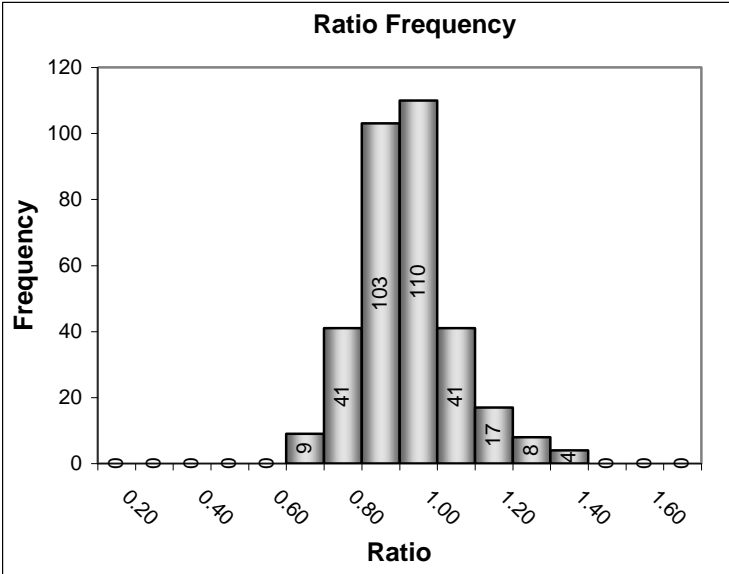
COMMENTS:

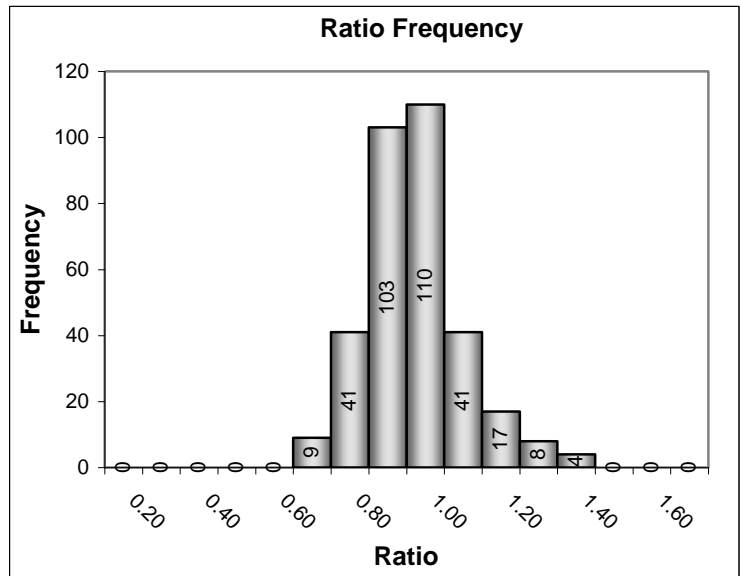
1 to 3 Unit Residences throughout area 18.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: WC /Team 1	Appr. Date: 01/01/2010	Date of Report: 05/03/2010	Sales Dates: 1/2008 - 12/2009
Area 18/ E.West Seattle /Georgetown/South Park	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	333		
Mean Assessed Value	268,000		
Mean Sales Price	294,900		
Standard Deviation AV	58,193		
Standard Deviation SP	71,828		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.923		
Median Ratio	0.913		
Weighted Mean Ratio	0.909		
UNIFORMITY			
Lowest ratio	0.651		
Highest ratio:	1.357		
Coefficient of Dispersion	10.34%		
Standard Deviation	0.125		
Coefficient of Variation	13.55%		
Price Related Differential (PRD)	1.016		
RELIABILITY		COMMENTS:	
95% Confidence: Median		1 to 3 Unit Residences throughout area 18 Assessment level has been improved by application of the recommended values. Sales Prices are adjusted for time to the Assesment Date of 1/1/2010	
Lower limit	0.895		
Upper limit	0.925		
95% Confidence: Mean			
Lower limit	0.910		
Upper limit	0.936		
SAMPLE SIZE EVALUATION			
N (population size)	4293		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.125		
Recommended minimum:	25		
Actual sample size:	333		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	183		
# ratios above mean:	150		
z:	1.808		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 18

Assessment level has been improved by application of the recommended values.

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	928480	1525	09/24/08	\$224,000	\$202,000	490	5	1926	3	4830	N	N	5642 32ND AVE SW
002	177260	0445	06/11/09	\$170,000	\$163,000	530	5	1913	3	5480	N	N	4749 26TH AVE SW
002	177260	0140	09/10/08	\$254,000	\$229,000	640	5	1928	3	5480	N	N	5043 26TH AVE SW
002	789160	0205	06/17/09	\$304,000	\$291,000	800	5	1917	3	5000	N	N	4128 25TH AVE SW
002	935800	0486	06/16/09	\$197,000	\$189,000	650	6	1910	3	2145	N	N	4059 28TH AVE SW
002	731240	0150	10/13/09	\$290,000	\$285,000	670	6	1910	3	4840	N	N	5438 35TH AVE SW
002	929730	1115	05/14/08	\$349,950	\$307,000	670	6	1947	3	4000	Y	N	4015 32ND AVE SW
002	343850	2067	04/18/08	\$237,500	\$207,000	710	6	1954	3	11054	N	N	6309 DELRIDGE WAY SW
002	731290	0090	08/05/09	\$284,000	\$275,000	720	6	1947	3	4840	Y	N	5416 34TH AVE SW
002	177260	0275	11/05/08	\$210,000	\$192,000	740	6	1918	3	4800	N	N	5004 26TH AVE SW
002	177310	1060	05/19/08	\$274,000	\$240,000	750	6	1928	3	2765	N	N	5211 DELRIDGE WAY SW
002	177310	1225	04/02/09	\$220,000	\$207,000	780	6	1926	3	4800	N	N	5417 25TH AVE SW
002	177260	0380	11/18/09	\$220,000	\$218,000	840	6	1952	3	4800	N	N	4840 26TH AVE SW
002	731240	0345	09/22/09	\$242,000	\$237,000	890	6	1918	3	4840	N	N	5648 35TH AVE SW
002	731240	0435	07/08/08	\$310,000	\$275,000	900	6	1911	3	4839	Y	N	5606 34TH AVE SW
002	357430	0065	01/25/08	\$363,000	\$310,000	960	6	1907	3	3400	N	N	4159 25TH AVE SW
002	928480	2045	07/28/08	\$325,000	\$290,000	970	6	1932	3	5750	Y	N	5601 29TH AVE SW
002	177260	0710	04/08/08	\$270,000	\$234,000	990	6	1950	3	5360	N	N	4421 26TH AVE SW
002	177260	0635	06/25/08	\$306,340	\$271,000	1010	6	1992	3	5440	N	N	4521 26TH AVE SW
002	343850	2385	02/21/08	\$275,000	\$236,000	1020	6	1927	3	10000	N	N	6951 23RD AVE SW
002	343850	1980	11/03/09	\$324,900	\$321,000	1030	6	1920	4	11390	N	N	6351 DELRIDGE WAY SW
002	343850	1501	08/27/09	\$216,500	\$211,000	1040	6	1980	3	5250	N	N	6332 A 26TH AVE SW
002	731240	0170	06/05/08	\$314,000	\$276,000	1060	6	1916	3	4840	N	N	5454 35TH AVE SW
002	929780	0080	08/14/09	\$324,000	\$315,000	1070	6	1950	3	4840	N	N	5056 35TH AVE SW
002	177310	1657	05/06/09	\$241,000	\$229,000	1110	6	1940	5	6000	N	N	5649 25TH AVE SW
002	177260	0585	03/07/08	\$295,000	\$254,000	660	7	1918	5	4800	N	N	4700 26TH AVE SW
002	177310	0123	07/29/09	\$244,950	\$237,000	780	7	2008	3	1307	N	N	4735 C DELRIDGE WAY SW
002	177310	0122	03/13/09	\$254,000	\$238,000	780	7	2008	3	586	N	N	4735 B DELRIDGE WAY SW
002	177310	0121	10/15/09	\$245,950	\$242,000	780	7	2008	3	750	N	N	4735 A DELRIDGE WAY SW
002	177310	1480	07/14/09	\$325,000	\$313,000	790	7	1926	3	4800	N	N	5424 25TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	177260	0125	04/15/09	\$337,000	\$319,000	820	7	1921	4	5480	N	N	5053 26TH AVE SW
002	177310	1111	05/20/08	\$235,000	\$206,000	830	7	2007	3	1275	N	N	5234 A 25TH AVE SW
002	177310	1112	03/18/08	\$246,500	\$213,000	830	7	2007	3	1576	N	N	5234 B 25TH AVE SW
002	815060	0110	10/16/09	\$322,500	\$317,000	850	7	1928	3	4840	N	N	5933 34TH AVE SW
002	343850	2436	09/17/08	\$248,500	\$224,000	860	7	2005	3	1318	N	N	6968 23RD AVE SW
002	343850	2040	05/05/08	\$310,000	\$271,000	920	7	1997	3	5824	N	N	6545 DELRIDGE WAY SW
002	935800	0650	05/12/08	\$340,000	\$298,000	930	7	1916	4	2856	N	N	2840 SW DAKOTA ST
002	929730	0645	08/12/08	\$247,600	\$221,000	990	7	1931	3	1741	N	N	3004 SW ANDOVER ST
002	928480	0011	10/14/09	\$295,000	\$290,000	1000	7	2008	3	1994	N	N	5409 A 26TH AVE SW
002	815060	0140	05/11/09	\$386,000	\$367,000	1030	7	1927	3	4840	N	N	5909 34TH AVE SW
002	928480	1795	05/07/08	\$419,000	\$366,000	1040	7	1965	4	5750	N	N	5656 31ST AVE SW
002	731240	0195	02/27/08	\$449,950	\$387,000	1090	7	1964	3	4840	Y	N	5445 34TH AVE SW
002	343850	2114	09/22/09	\$275,000	\$269,000	1100	7	1999	3	6775	N	N	6375 23RD AVE SW
002	789160	0015	09/17/08	\$299,950	\$271,000	1100	7	1910	4	2811	N	N	4108 26TH AVE SW
002	343850	2116	06/18/09	\$339,000	\$325,000	1130	7	2000	3	7827	N	N	6369 23RD AVE SW
002	343850	2073	02/19/08	\$373,000	\$320,000	1140	7	1996	3	5000	N	N	6352 24TH AVE SW
002	935800	1715	08/07/09	\$299,950	\$291,000	1160	7	1994	3	2288	N	N	2808 SW NEVADA ST
002	177310	0414	02/21/08	\$316,950	\$272,000	1180	7	2007	3	1020	N	N	4833B DELRIDGE WAY SW
002	177260	0630	03/12/08	\$402,000	\$347,000	1190	7	1930	4	5440	N	N	4525 26TH AVE SW
002	815060	0170	05/14/08	\$360,000	\$315,000	1230	7	1927	3	4840	Y	N	5914 34TH AVE SW
002	935800	0645	10/27/09	\$234,000	\$231,000	1250	7	1919	3	2550	N	N	2842 SW DAKOTA ST
002	343850	2213	01/13/09	\$321,000	\$297,000	1300	7	1943	3	9375	N	N	6739 24TH AVE SW
002	929730	1020	09/24/08	\$330,000	\$298,000	1310	7	1927	3	4800	Y	N	4110 32ND AVE SW
002	177310	0422	04/28/08	\$294,000	\$257,000	1360	7	2007	3	945	N	N	4835 B DELRIDGE WAY SW
002	928480	1065	10/02/09	\$276,000	\$271,000	1390	7	2007	3	2875	N	N	5459 30TH AVE SW
002	928480	1052	09/30/09	\$285,000	\$279,000	1390	7	2007	3	2875	N	N	5447 30TH AVE SW
002	928480	1054	10/16/09	\$285,000	\$280,000	1390	7	2007	3	2875	N	N	5449 30TH AVE SW
002	935800	1295	03/06/08	\$374,950	\$323,000	1420	7	1910	5	2753	N	N	2827 SW DAKOTA ST
002	929730	1785	10/02/08	\$389,000	\$352,000	1430	7	1928	3	4800	N	N	3227 SW GENESEE ST
002	177260	0450	10/27/08	\$440,000	\$401,000	1440	7	2008	3	5480	N	N	4745 26TH AVE SW
002	789160	0140	02/13/09	\$315,000	\$294,000	1460	7	1992	3	2500	N	N	2507 SW DAKOTA ST

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	928480	0105	03/20/08	\$385,000	\$333,000	1460	7	1949	3	5750	N	N	5453 26TH AVE SW
002	177310	0170	09/10/09	\$430,000	\$420,000	1460	7	1991	3	4800	N	N	4744 25TH AVE SW
002	935800	0725	09/03/09	\$310,000	\$302,000	1510	7	1978	3	5000	N	N	4067 28TH AVE SW
002	177310	0420	02/20/08	\$324,000	\$278,000	1560	7	2007	3	1576	N	N	4835 A DELRIDGE WAY SW
002	343850	2026	01/22/08	\$342,000	\$292,000	1730	7	1952	3	10222	N	N	6533 DELRIDGE WAY SW
002	929730	0740	08/05/09	\$480,000	\$465,000	2400	7	1971	3	3960	N	N	3047 SW AVALON WAY
002	357430	0125	10/22/08	\$295,000	\$268,000	760	8	2004	3	2360	N	N	4132 25TH AVE SW
002	357430	0126	05/19/08	\$292,000	\$256,000	830	8	2004	3	1324	N	N	4132 A 25TH AVE SW
002	929730	1106	05/13/08	\$663,000	\$581,000	960	8	1940	5	6500	Y	N	4009 32ND AVE SW
002	935800	1566	04/24/09	\$314,950	\$298,000	1090	8	2008	3	1281	N	N	2843 B SW ADAMS ST
002	177310	1119	05/15/08	\$305,000	\$267,000	1120	8	2007	3	1338	N	N	5230 B 25TH AVE SW
002	177310	1117	03/05/08	\$317,500	\$273,000	1120	8	2007	3	1238	N	N	5230 A 25TH AVE SW
002	935800	1536	01/23/08	\$359,950	\$307,000	1140	8	2007	3	1071	N	N	2823 B SW ADAMS ST
002	935800	1575	04/15/09	\$309,950	\$293,000	1150	8	2008	3	1287	N	N	2845 B SW ADAMS ST
002	935800	1576	04/15/09	\$309,950	\$293,000	1150	8	2008	3	1344	N	N	2845 A SW ADAMS ST
002	935800	1578	04/15/09	\$314,950	\$298,000	1150	8	2008	3	1467	N	N	2847 B SW ADAMS ST
002	935800	1577	03/03/09	\$337,000	\$316,000	1150	8	2008	3	1510	N	N	2847 A SW ADAMS ST
002	935800	1307	01/09/08	\$389,000	\$331,000	1160	8	2007	3	1460	N	N	2831 B SW DAKOTA ST
002	929730	1080	03/20/08	\$585,000	\$506,000	1160	8	1990	3	4800	Y	N	4014 32ND AVE SW
002	935800	1538	01/30/08	\$367,500	\$314,000	1200	8	2007	3	1482	N	N	2823 C SW ADAMS ST
002	789160	0017	01/03/08	\$386,000	\$327,000	1200	8	2007	3	1899	N	N	4106 26TH AVE SW
002	935800	0685	07/15/09	\$360,000	\$347,000	1200	8	2004	3	2260	N	N	2822 SW DAKOTA ST
002	935800	1420	11/16/09	\$373,000	\$369,000	1200	8	2009	3	1789	N	N	2830 SW ADAMS ST
002	935800	2047	12/30/08	\$385,800	\$356,000	1210	8	2006	3	2086	N	N	2635 SW NEVADA ST
002	935800	2250	05/01/09	\$336,000	\$319,000	1260	8	2004	3	1882	N	N	2817 B SW NEVADA ST
002	935800	2252	04/04/08	\$370,000	\$321,000	1260	8	2004	3	1943	N	N	2817 A SW NEVADA ST
002	935800	1400	07/10/09	\$373,000	\$359,000	1260	8	2009	3	1336	N	N	2838 B SW ADAMS ST
002	815060	0030	05/14/08	\$397,000	\$348,000	1270	8	1930	4	4840	N	N	5922 35TH AVE SW
002	935800	2230	09/09/09	\$339,000	\$331,000	1310	8	2003	3	1575	N	N	2807 B SW NEVADA ST
002	177310	1105	05/27/08	\$399,950	\$351,000	1350	8	2007	3	1947	N	N	5236 25TH AVE SW
002	177310	1107	03/17/08	\$405,950	\$351,000	1350	8	2007	3	2013	N	N	2414 SW BRANDON ST

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	935800	1401	08/26/09	\$373,000	\$363,000	1360	8	2009	3	1326	N	N	2838 A SW ADAMS ST
002	935800	1411	12/03/09	\$365,000	\$363,000	1360	8	2009	3	1326	N	N	2834 A SW ADAMS ST
002	935800	1730	07/22/08	\$360,000	\$320,000	1380	8	1999	3	2285	N	N	2601 SW ADAMS ST
002	935800	1732	07/29/08	\$353,450	\$315,000	1390	8	1999	3	2815	N	N	2601 SW ADAMS ST
002	935800	1530	02/07/08	\$420,000	\$359,000	1480	8	2007	3	1817	N	N	2825 SW ADAMS ST
002	177310	1115	03/12/08	\$444,500	\$383,000	1740	8	2007	3	2468	N	N	5228 25TH AVE SW
002	929730	0855	09/12/08	\$410,000	\$369,000	920	9	2008	3	977	N	N	3028 A SW AVALON WAY
002	929730	0851	07/18/08	\$404,950	\$360,000	940	9	2008	3	1037	Y	N	3026 A SW AVALON WAY
002	929730	0853	09/02/08	\$399,950	\$360,000	1000	9	2008	3	1109	N	N	3026 B SW AVALON WAY
002	929730	0857	01/21/09	\$373,000	\$346,000	1040	9	2008	3	1674	Y	N	3026 A SW AVALON WAY
002	815060	0245	05/07/09	\$580,250	\$551,000	2730	9	2008	3	4848	N	N	5943 32ND AVE SW
002	815060	0250	03/18/09	\$600,000	\$564,000	2730	9	2008	3	4847	N	N	5939 32ND AVE SW
003	244460	0315	07/25/08	\$250,000	\$223,000	540	6	1918	3	5000	N	N	4049 23RD AVE SW
003	934990	0055	02/11/08	\$306,000	\$262,000	720	6	1906	3	5000	N	N	3723 20TH AVE SW
003	177360	0395	06/18/09	\$250,000	\$240,000	730	6	1931	3	3200	Y	N	4730 23RD AVE SW
003	343850	0190	06/02/09	\$262,950	\$251,000	740	6	1923	3	9000	N	N	5243 18TH AVE SW
003	789210	0255	12/21/09	\$308,000	\$307,000	740	6	1918	3	4000	N	N	2106 SW GENESEE ST
003	177360	0550	09/15/09	\$287,500	\$281,000	810	6	1929	4	4960	N	N	4843 PUGET BLVD SW
003	754780	0240	06/26/09	\$412,500	\$396,000	850	6	2009	3	5200	N	N	4036 19TH AVE SW
003	788150	0550	03/10/08	\$264,000	\$228,000	920	6	1911	3	5000	Y	N	4022 22ND AVE SW
003	343850	0161	10/20/08	\$295,000	\$268,000	990	6	1940	3	7350	N	N	1701 SW DAWSON ST
003	788150	0540	04/14/08	\$300,000	\$261,000	1060	6	1916	3	5000	Y	N	4016 22ND AVE SW
003	177360	0460	07/28/08	\$274,000	\$244,000	1250	6	1948	3	5683	N	N	4758 23RD AVE SW
003	343850	0344	01/29/09	\$254,900	\$237,000	700	7	2008	3	1140	N	N	5257 23RD AVE SW
003	343850	0338	03/16/09	\$266,200	\$250,000	700	7	2008	3	1140	N	N	5259 23RD AVE SW
003	343850	0334	09/23/08	\$295,000	\$266,000	800	7	2008	3	1892	N	N	2306 SW BRANDON ST
003	177360	0030	09/25/08	\$310,000	\$280,000	820	7	1946	5	4250	N	N	2201 SW GENESEE ST
003	315760	0071	09/10/09	\$337,000	\$329,000	850	7	2008	3	3209	N	N	4132 21ST AVE SW
003	315760	0073	07/24/08	\$384,000	\$342,000	850	7	2008	3	3214	N	N	4136 21ST AVE SW
003	177310	0587	11/14/08	\$255,000	\$233,000	860	7	2008	3	1117	N	N	4816 A DELRIDGE WAY SW
003	177310	0589	07/24/08	\$279,500	\$249,000	860	7	2008	3	1243	N	N	4816B DELRIDGE WAY SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	343850	0123	08/25/08	\$314,950	\$283,000	890	7	1982	3	5014	N	N	5266 17TH AVE SW
003	177310	0585	05/27/09	\$287,000	\$274,000	930	7	1988	3	2441	N	N	4814 DELRIDGE WAY SW
003	754730	1565	01/09/09	\$270,000	\$250,000	950	7	1997	3	2500	N	N	3851 20TH AVE SW
003	788150	0330	05/26/09	\$315,000	\$301,000	950	7	1925	4	5000	Y	N	4021 23RD AVE SW
003	788150	0510	08/22/08	\$345,000	\$309,000	970	7	1970	3	5000	Y	N	2115 SW ANDOVER ST
003	754730	1575	06/15/09	\$340,000	\$326,000	990	7	1908	4	2500	N	N	3847 20TH AVE SW
003	315760	0465	05/18/09	\$360,000	\$343,000	990	7	1916	3	3700	N	N	4111 19TH AVE SW
003	754730	0105	04/08/09	\$387,500	\$366,000	1000	7	1967	3	7500	N	N	4009 20TH AVE SW
003	315760	0130	12/14/09	\$370,000	\$369,000	1010	7	1955	3	5300	N	N	4155 20TH AVE SW
003	343850	0238	06/11/08	\$304,950	\$269,000	1040	7	1978	3	5940	N	N	5245 19TH AVE SW
003	343850	0284	05/28/08	\$336,000	\$295,000	1040	7	1977	3	6630	Y	N	5038 PUGET BLVD SW
003	177310	0566	11/19/09	\$257,000	\$255,000	1080	7	2009	3	1150	N	N	4826 B DELRIDGE WAY SW
003	177310	0565	08/27/09	\$268,500	\$261,000	1080	7	2009	3	1150	N	N	4828 A DELRIDGE WAY SW
003	177310	0567	07/27/09	\$270,000	\$261,000	1080	7	2009	3	1250	N	N	4826 B DELRIDGE WAY SW
003	177310	0563	03/24/09	\$279,950	\$263,000	1080	7	2009	3	1250	N	N	4834 A DELRIDGE WAY SW
003	177310	0562	02/24/09	\$284,500	\$266,000	1080	7	2009	3	1250	N	N	4834 B DELRIDGE WAY SW
003	177310	0565	05/06/09	\$284,500	\$270,000	1080	7	2009	3	1150	N	N	4828 A DELRIDGE WAY SW
003	754730	0120	06/11/08	\$330,000	\$291,000	1080	7	1954	3	5000	N	N	4003 20TH AVE SW
003	177310	0242	08/20/08	\$281,500	\$252,000	1100	7	2008	3	1200	N	N	4748B DELRIDGE WAY SW
003	177310	0246	06/18/08	\$289,500	\$256,000	1100	7	2008	3	1200	N	N	4749A COTTAGE PL SW
003	177310	0240	10/01/08	\$288,500	\$261,000	1100	7	2008	3	1200	N	N	4748A DELRIDGE WAY SW
003	177310	0244	06/20/08	\$302,800	\$268,000	1100	7	2008	3	1200	N	N	4749B COTTAGE PL SW
003	177310	0961	01/13/09	\$274,000	\$254,000	1120	7	2007	3	1102	N	N	5034 B DELRIDGE WAY SW
003	177310	0955	07/25/08	\$305,000	\$272,000	1120	7	2007	3	1058	N	N	5036 B DELRIDGE WAY SW
003	177310	0966	07/01/09	\$283,000	\$272,000	1120	7	2007	3	1057	N	N	5028 B DELRIDGE WAY SW
003	177310	0969	05/21/09	\$289,900	\$276,000	1120	7	2007	3	1103	N	N	5030 B DELRIDGE WAY SW
003	177310	0957	01/06/09	\$264,000	\$244,000	1160	7	2007	3	1234	N	N	5036 C DELRIDGE WAY SW
003	177310	0953	03/05/09	\$274,000	\$257,000	1160	7	2007	3	1234	N	N	5036 A DELRIDGE WAY SW
003	177310	0959	12/23/08	\$284,100	\$262,000	1160	7	2007	3	1286	N	N	5034 C DELRIDGE WAY SW
003	177310	0967	04/24/09	\$277,000	\$262,000	1160	7	2007	3	1234	N	N	5028 C DELRIDGE WAY SW
003	177310	0965	05/28/09	\$275,000	\$263,000	1160	7	2007	3	1234	N	N	5028 A DELRIDGE WAY SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	177310	0963	09/10/08	\$299,000	\$269,000	1160	7	2007	3	1286	N	N	5034 A DELRIDGE WAY SW
003	315760	0325	04/25/08	\$400,000	\$349,000	1160	7	1910	3	3750	N	N	4146 20TH AVE SW
003	244460	0380	09/02/08	\$409,000	\$368,000	1250	7	2004	3	2500	Y	N	4040 23RD AVE SW
003	343850	0248	06/05/08	\$315,000	\$277,000	1340	7	1978	4	6325	N	N	1902 SW BRANDON ST
003	934990	0235	05/19/09	\$450,000	\$429,000	1960	7	1968	3	13773	Y	N	3720 19TH AVE SW
003	343850	0185	04/27/08	\$305,600	\$267,000	2750	7	1991	3	6350	N	N	5223 18TH AVE SW
003	177310	0302	06/15/09	\$286,750	\$275,000	1130	8	2008	3	1008	N	N	2319 SW ALASKA ST
003	177310	0301	09/29/09	\$290,000	\$284,000	1130	8	2008	3	1031	N	N	2323 SW ALASKA ST
003	177310	0303	07/10/09	\$298,000	\$287,000	1140	8	2008	3	1380	N	N	2317 SW ALASKA ST
003	177310	0604	02/11/08	\$385,000	\$330,000	1150	8	2007	3	1442	N	N	2315 SW EDMUNDS ST
003	788150	0408	09/17/09	\$410,000	\$401,000	1270	8	2008	3	2500	Y	N	4016 23RD AVE SW
003	343850	0251	11/19/09	\$342,000	\$339,000	1280	8	2001	3	6660	N	N	5304 A 21ST AVE SW
003	788150	0404	08/14/09	\$449,950	\$437,000	1290	8	2008	3	2500	Y	N	4012 23RD AVE SW
003	343850	0037	06/06/08	\$499,000	\$439,000	1370	8	2008	3	7268	N	N	4844 18TH AVE SW
003	343850	0308	05/01/09	\$400,000	\$380,000	1410	8	2008	3	3640	N	N	4832 PUGET BLVD SW
003	343850	0269	11/04/09	\$435,000	\$430,000	1410	8	2008	3	2376	N	N	4820 PUGET BLVD SW
003	343850	0036	07/08/08	\$500,000	\$444,000	1430	8	2008	3	7268	N	N	4840 18TH AVE SW
003	343850	0311	05/21/09	\$420,000	\$400,000	1680	8	2009	3	2886	N	N	4840 PUGET BLVD SW
003	343850	0309	07/22/09	\$411,990	\$398,000	1700	8	2008	3	3131	N	N	4836 PUGET BLVD SW
003	343850	0271	07/17/09	\$437,000	\$422,000	1700	8	2009	3	3113	N	N	4828 PUGET BLVD SW
003	343850	0265	09/08/09	\$455,000	\$444,000	1700	8	2008	3	2948	N	N	4824 PUGET BLVD SW
003	343850	0126	02/05/09	\$375,000	\$349,000	2250	8	2004	3	5164	Y	N	5219 16TH AVE SW
003	177360	0692	10/01/08	\$699,000	\$633,000	2240	9	2008	3	6082	Y	N	4539 21ST AVE SW
005	343850	0982	10/12/09	\$175,000	\$172,000	670	5	1943	3	6447	N	N	5961 18TH AVE SW
005	343850	2780	03/11/09	\$312,800	\$294,000	790	6	2008	3	9348	N	N	7048 17TH AVE SW
005	343850	1620	06/16/09	\$328,500	\$315,000	820	6	1952	4	5145	N	N	6545 21ST AVE SW
005	343850	2763	04/29/08	\$160,000	\$140,000	860	6	1941	2	6500	N	N	7016 17TH AVE SW
005	343850	2785	09/10/09	\$290,400	\$284,000	960	6	1942	3	5244	N	N	7053 16TH AVE SW
005	343850	3131	08/10/09	\$189,000	\$183,000	980	6	1947	3	9180	N	N	7109 16TH AVE SW
005	343850	0467	11/20/08	\$349,100	\$320,000	1010	6	1962	3	10400	N	N	5645 21ST AVE SW
005	343850	0625	12/15/08	\$265,000	\$244,000	1080	6	1942	3	21043	N	N	5615 18TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	343850	0711	09/15/09	\$220,000	\$215,000	1150	6	1943	3	10479	N	N	5632 18TH AVE SW
005	372850	0020	10/27/09	\$273,000	\$269,000	1170	6	1942	3	7066	N	N	5652 18TH AVE SW
005	343850	0678	10/27/09	\$335,500	\$331,000	610	7	1983	3	5240	N	N	5439 17TH AVE SW
005	343850	2932	03/20/08	\$415,000	\$359,000	800	7	1987	3	7200	N	N	7019 14TH AVE SW
005	211270	0965	11/17/09	\$265,000	\$263,000	860	7	1918	3	6000	N	N	7525 14TH AVE SW
005	343850	3435	02/11/08	\$279,975	\$240,000	880	7	1953	3	5488	N	N	7325 19TH AVE SW
005	343850	3176	04/14/09	\$203,000	\$192,000	980	7	1942	3	5286	N	N	7306 17TH AVE SW
005	760441	0030	05/13/08	\$360,000	\$315,000	980	7	1981	3	5240	N	N	5431 17TH AVE SW
005	211270	0975	04/29/08	\$405,000	\$353,000	980	7	1959	4	6000	N	N	7531 14TH AVE SW
005	643740	0122	06/26/08	\$257,500	\$228,000	1010	7	1918	3	9238	N	N	1226 SW WEBSTER ST
005	343850	0860	11/18/08	\$229,500	\$210,000	1020	7	1961	3	8475	N	N	5914 18TH AVE SW
005	863850	0170	02/11/09	\$299,000	\$279,000	1030	7	1965	3	8505	N	N	1259 SW ORCHARD ST
005	783180	0256	03/14/08	\$300,000	\$259,000	1040	7	1959	3	6675	N	N	7528 DUMAR WAY SW
005	211430	0040	10/21/08	\$370,000	\$336,000	1050	7	1966	3	7423	N	N	7153 18TH AVE SW
005	211520	0125	11/11/09	\$354,000	\$350,000	1050	7	1955	3	7135	N	N	921 SW WEBSTER ST
005	948400	0050	02/13/09	\$282,000	\$263,000	1060	7	1977	3	6000	N	N	7335 20TH AVE SW
005	343850	3020	07/10/08	\$360,000	\$320,000	1070	7	1941	4	7254	N	N	7046 14TH AVE SW
005	343850	0730	07/15/09	\$302,000	\$291,000	1080	7	1978	3	5244	N	N	5402 17TH AVE SW
005	343850	3058	08/11/08	\$295,000	\$264,000	1090	7	1964	3	6960	N	N	6726 13TH AVE SW
005	343850	1585	05/13/08	\$402,100	\$352,000	1100	7	2007	3	7500	N	N	6345 21ST AVE SW
005	211270	0910	08/25/08	\$330,000	\$296,000	1120	7	1996	3	4000	N	N	7516 14TH AVE SW
005	343850	2665	05/04/09	\$319,950	\$304,000	1160	7	1991	3	5049	N	N	6733 17TH AVE SW
005	343850	0948	09/30/08	\$340,000	\$308,000	1160	7	1994	3	6460	N	N	6041 17TH AVE SW
005	343850	0940	10/13/08	\$340,000	\$309,000	1160	7	1994	3	6753	N	N	6053 17TH AVE SW
005	948400	0100	08/27/08	\$250,000	\$224,000	1170	7	1968	3	5440	N	N	7322 20TH AVE SW
005	343850	0946	06/06/08	\$354,500	\$312,000	1220	7	1994	3	6461	N	N	6047 17TH AVE SW
005	343850	0930	04/28/08	\$310,000	\$270,000	1280	7	1945	4	8102	N	N	6022 18TH AVE SW
005	343850	0727	01/07/08	\$350,000	\$297,000	1280	7	1980	3	5244	N	N	5416 17TH AVE SW
005	343850	3122	10/27/09	\$311,375	\$307,000	1310	7	1928	3	6105	N	N	1214 SW MYRTLE ST
005	760440	0160	07/11/08	\$335,000	\$297,000	1320	7	1992	3	5244	N	N	5616 18TH AVE SW
005	783180	0415	08/19/09	\$311,950	\$303,000	1320	7	1961	3	5500	N	N	7507 19TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
005	343850	0740	03/31/08	\$399,950	\$347,000	1320	7	1932	4	10488	Y	N	5425 16TH AVE SW
005	343850	3011	09/23/08	\$319,000	\$288,000	1350	7	1954	3	7137	N	N	7018 14TH AVE SW
005	343850	2715	03/19/08	\$377,000	\$326,000	1350	7	1994	3	5102	N	N	6700 17TH AVE SW
005	168390	0010	03/19/08	\$330,000	\$285,000	1410	7	1995	3	5238	N	N	6320 17TH AVE SW
005	211270	1030	10/18/09	\$250,000	\$246,000	1460	7	1926	3	4000	N	N	7524 15TH AVE SW
005	343850	3062	08/14/08	\$364,000	\$326,000	1510	7	1962	5	7540	N	N	6733 12TH AVE SW
005	343850	1781	06/14/08	\$377,000	\$333,000	1660	7	1996	3	6985	N	N	6541 18TH AVE SW
005	343850	1622	10/22/09	\$301,500	\$297,000	1720	7	2008	3	5046	N	N	6534 DELRIDGE WAY SW
005	343850	3147	03/15/08	\$370,000	\$319,000	2050	7	2003	3	6064	N	N	7138 17TH AVE SW
005	211470	0376	07/21/08	\$314,950	\$280,000	1140	8	2008	3	1110	N	N	926 B SW HOLDEN ST
005	211470	0368	07/30/08	\$295,000	\$263,000	1160	8	2008	3	1262	N	N	930 SW HOLDEN ST
005	211470	0370	06/24/08	\$303,950	\$269,000	1160	8	2008	3	1248	N	N	928 S HOLDEN ST
005	211470	0372	10/03/08	\$309,950	\$281,000	1160	8	2008	3	1524	N	N	924 SW HOLDEN ST
005	211470	0374	04/27/08	\$349,950	\$305,000	1440	8	2008	3	1442	N	N	926 A SW HOLDEN ST
005	211470	0378	04/28/08	\$349,950	\$305,000	1440	8	2008	3	1426	N	N	926 C SW HOLDEN ST
005	343850	2720	08/14/08	\$392,000	\$351,000	1630	8	1954	3	6596	N	N	6727 16TH AVE SW
005	343850	1583	01/25/08	\$437,000	\$373,000	1700	8	2007	3	5090	N	N	6353 21ST AVE SW
005	343850	1587	03/12/08	\$439,000	\$379,000	1710	8	2007	3	5001	N	N	6357 21ST AVE SW
005	211520	0165	04/28/08	\$399,000	\$348,000	2060	8	1915	3	10517	N	N	7517 9TH AVE SW
005	211520	0155	04/17/08	\$432,500	\$376,000	2110	8	2008	3	2654	N	N	918 SW AUSTIN ST
005	211520	0160	04/21/08	\$462,000	\$402,000	2340	8	2008	3	3784	N	N	910 SW AUSTIN ST
005	211520	0150	09/16/09	\$425,000	\$416,000	2340	8	2009	3	3500	N	N	922 SW AUSTIN ST
005	343850	3362	02/12/08	\$459,000	\$393,000	2780	8	2005	3	7405	N	N	1816 SW ORCHARD ST
005	643740	0157	09/19/08	\$626,000	\$565,000	2650	9	2004	3	7515	N	N	1306 SW WEBSTER ST
005	643740	0055	01/15/08	\$629,000	\$535,000	3110	9	2007	3	11472	N	N	1255 SW OTHELLO ST
006	346880	0355	03/18/08	\$319,000	\$276,000	620	6	1992	3	4000	N	N	6934 FLORA AVE S
006	346880	0005	06/25/08	\$327,000	\$289,000	670	6	1943	3	4000	N	N	6600 FLORA AVE S
006	172280	0871	07/09/09	\$319,000	\$307,000	730	6	1925	3	2600	N	N	800 S ORCAS ST
006	346880	0100	03/30/09	\$180,000	\$170,000	770	6	1927	3	4000	N	N	6665 ELLIS AVE S
006	172280	0835	02/11/08	\$259,000	\$222,000	770	6	1937	3	2191	N	N	735 S HOMER ST
006	273410	1185	04/18/08	\$374,900	\$326,000	770	6	1901	4	4000	N	N	6309 ELLIS AVE S

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	273410	1090	07/23/08	\$285,000	\$254,000	780	6	1907	4	3500	N	N	6444 FLORA AVE S
006	273410	0785	07/23/09	\$285,500	\$276,000	780	6	1941	3	6000	N	N	6733 FLORA AVE S
006	346880	0195	05/19/09	\$188,500	\$180,000	850	6	1940	3	4000	N	N	6706 FLORA AVE S
006	346880	0250	06/12/08	\$359,500	\$317,000	880	6	1951	3	5300	N	N	6628 FLORA AVE S
006	273410	1065	03/26/08	\$326,000	\$282,000	1190	6	1955	3	6000	N	N	6434 FLORA AVE S
006	172280	0845	07/28/09	\$286,000	\$277,000	2140	6	1900	3	5000	N	N	723 S HOMER ST
006	172280	0836	02/25/08	\$248,000	\$213,000	680	7	2007	3	1066	N	N	737 A S HOMER ST
006	172280	0837	03/19/08	\$249,000	\$215,000	680	7	2007	3	731	N	N	737 B S HOMER ST
006	172280	0838	02/14/08	\$250,954	\$215,000	680	7	2007	3	1013	N	N	737 C S HOMER ST
006	526330	0890	09/11/08	\$315,000	\$284,000	700	7	1927	3	5000	N	N	118 S BRANDON ST
006	273410	1005	07/16/08	\$380,000	\$338,000	890	7	1910	3	4000	N	N	6266 FLORA AVE S
006	526330	0830	08/11/09	\$261,000	\$253,000	910	7	1930	3	5000	N	N	118 S LUCILE ST
006	346880	0155	03/04/08	\$362,950	\$313,000	920	7	1900	3	4000	N	N	6738 FLORA AVE S
006	273410	0495	05/18/08	\$424,000	\$372,000	1090	7	1906	4	4000	N	N	6435 FLORA AVE S
006	273410	0342	06/04/09	\$215,000	\$206,000	1260	7	2003	3	1362	N	N	6614 A CORSON AVE S
006	273410	0335	06/13/08	\$291,000	\$257,000	1260	7	2002	3	1362	N	N	6620 B CORSON AVE S
006	346880	0060	07/11/09	\$305,000	\$294,000	1470	7	1919	3	6000	N	N	6643 ELLIS AVE S
006	815910	0073	05/27/09	\$300,000	\$286,000	660	8	2008	3	920	N	N	6708 B CORSON AVE S
006	815910	0071	10/17/08	\$350,000	\$318,000	660	8	2008	3	919	N	N	6708 A CORSON AVE S
006	815910	0077	08/19/09	\$309,000	\$300,000	740	8	2008	3	1974	N	N	6706 B CORSON AVE S
006	815910	0079	09/09/08	\$410,000	\$369,000	740	8	2008	3	1644	N	N	6706 A CORSON AVE S
006	815910	0075	08/07/08	\$325,000	\$290,000	820	8	2008	3	796	N	N	6708 C CORSON AVE S
006	346880	0300	08/04/09	\$348,500	\$338,000	1550	8	2008	3	4000	N	N	6925 ELLIS AVE S
006	172280	0950	02/08/08	\$452,500	\$387,000	1590	8	1906	5	3500	N	N	817 S ORCAS ST
006	172280	0893	05/28/09	\$360,000	\$344,000	1110	9	2008	3	1447	N	N	810 B S ORCAS ST
006	172280	0892	04/08/09	\$388,000	\$366,000	1110	9	2008	3	1463	N	N	810 A S ORCAS ST
006	172280	0894	08/07/08	\$465,000	\$415,000	1160	9	2008	3	1478	N	N	812 A S ORCAS ST
007	732790	6635	12/07/09	\$229,950	\$229,000	1250	5	1981	3	3800	N	N	531 S RIVERSIDE DR
007	732790	5750	11/02/09	\$275,000	\$272,000	1250	5	1900	3	4957	N	N	614 S RIVERSIDE DR
007	788360	1580	11/06/09	\$144,000	\$142,000	530	6	1938	3	6000	N	N	516 S CONCORD ST
007	788360	1540	08/04/08	\$205,000	\$183,000	660	6	1916	3	6000	N	N	540 S CONCORD ST

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	788360	5091	07/10/08	\$130,000	\$115,000	720	6	1943	3	4500	N	N	8908 8TH AVE S
007	732790	2810	08/25/09	\$199,000	\$194,000	730	6	1943	3	4000	N	N	732 S KENYON ST
007	788360	1800	05/21/09	\$215,300	\$205,000	730	6	1955	3	9000	N	N	528 S HENDERSON ST
007	788360	7200	11/06/08	\$172,000	\$157,000	780	6	1943	3	4800	N	N	1044 S ROSE ST
007	788360	8696	01/04/08	\$205,000	\$174,000	780	6	1900	4	2200	N	N	8525 DALLAS AVE S
007	788360	4925	06/29/09	\$175,000	\$168,000	830	6	1951	3	6000	N	N	837 S TRENTON ST
007	788360	8521	05/22/08	\$230,000	\$202,000	860	6	1912	3	9000	N	N	1238 S HENDERSON ST
007	788360	1675	09/15/09	\$230,000	\$225,000	860	6	1948	3	7200	N	N	527 S CONCORD ST
007	788360	7210	03/25/08	\$239,950	\$208,000	920	6	1940	5	5400	N	N	1048 S ROSE ST
007	732790	1500	01/06/09	\$325,000	\$301,000	950	6	1905	2	7500	N	N	720 S ELMGROVE ST
007	788360	4110	09/22/09	\$280,000	\$274,000	1020	6	1948	3	7680	N	N	823 S SULLIVAN ST
007	732790	0010	01/25/08	\$239,000	\$204,000	1030	6	1943	3	7726	N	N	1019 S SOUTHERN ST
007	788360	8569	06/25/09	\$163,000	\$157,000	1070	6	1917	2	6000	N	N	1224 S DIRECTOR ST
007	788360	4065	12/14/09	\$240,000	\$239,000	1100	6	1900	4	6000	N	N	8420 8TH AVE S
007	001300	2055	02/17/09	\$246,500	\$230,000	1170	6	1951	3	7650	N	N	8805 4TH AVE S
007	788360	3260	12/12/08	\$265,000	\$244,000	740	7	2007	3	6000	N	N	8307 8TH AVE S
007	788360	3837	04/23/09	\$258,000	\$244,000	800	7	2004	3	3000	N	N	801 S THISTLE ST
007	001300	1045	03/04/08	\$304,000	\$262,000	800	7	2002	3	5100	N	N	8805 2ND AVE S
007	001300	1750	07/08/08	\$239,400	\$212,000	850	7	1995	3	2550	N	N	8834 2ND AVE S
007	788360	6795	03/02/09	\$224,950	\$211,000	870	7	1942	3	2728	N	N	1028 S SULLIVAN ST
007	788360	6790	11/30/09	\$249,950	\$248,000	870	7	1942	3	3279	N	N	1026 S SULLIVAN ST
007	788410	0581	03/30/09	\$245,000	\$231,000	880	7	2008	3	2875	N	N	1438 S DONOVAN ST
007	788410	0582	11/12/08	\$263,000	\$240,000	880	7	2008	3	2875	N	N	1442 S DONOVAN ST
007	788410	0584	05/07/09	\$265,000	\$252,000	880	7	2008	3	3439	N	N	1450 S DONOVAN ST
007	788410	0583	09/01/09	\$262,000	\$255,000	880	7	2008	3	2875	N	N	1446 S DONOVAN ST
007	788360	2020	09/09/08	\$160,000	\$144,000	960	7	1979	3	6000	N	N	540 S DIRECTOR ST
007	788360	8205	03/25/08	\$275,000	\$238,000	1180	7	1965	3	9000	N	N	1220 S TRENTON ST
007	218500	1107	04/03/08	\$400,000	\$347,000	1200	7	1970	3	8190	N	N	8432 DALLAS AVE S
007	243320	0159	12/04/09	\$299,950	\$298,000	1210	7	2008	3	5490	N	N	9219 8TH AVE S
007	243320	0158	09/24/09	\$325,000	\$318,000	1210	7	2008	3	5490	N	N	9223 8TH AVE S
007	788360	1435	12/02/09	\$307,500	\$306,000	1220	7	1910	3	6000	N	N	535 S TRENTON ST

Improved Sales Used in this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	788360	7510	06/01/09	\$323,000	\$309,000	1220	7	1928	3	6000	N	N	1231 S SULLIVAN ST
007	788360	5945	11/07/08	\$230,000	\$210,000	1250	7	1992	3	9000	N	N	8715 12TH AVE S
007	218500	0785	09/16/08	\$342,000	\$308,000	1290	7	1910	3	5000	N	N	1207 S SOUTHERN ST
007	788360	6098	01/30/08	\$255,000	\$218,000	1312	7	1998	3	3000	N	N	1015 S CLOVERDALE ST
007	243320	0048	07/02/08	\$380,000	\$337,000	1330	7	2007	3	5255	N	N	9321 7TH AVE S
007	243320	0046	10/06/08	\$390,000	\$353,000	1330	7	2007	3	5257	N	N	9319 7TH AVE S
007	732790	0051	10/21/08	\$381,950	\$347,000	1350	7	1900	3	6365	N	N	1005 S SOUTHERN ST
007	788510	0135	11/20/09	\$252,000	\$250,000	1420	7	1906	3	12000	N	N	8821 8TH AVE S
007	788360	7965	05/21/08	\$270,000	\$237,000	1440	7	1930	3	6000	N	N	1208 S DONOVAN ST
007	732790	0225	01/03/08	\$295,000	\$250,000	1470	7	1900	3	8250	N	N	737 S SOUTHERN ST
007	001300	1070	10/17/09	\$302,000	\$297,000	1690	7	1900	3	5100	N	N	8819 2ND AVE S
007	243320	0095	11/25/08	\$322,500	\$296,000	1890	7	1915	3	14520	N	N	9316 7TH AVE S
007	243320	0057	08/04/09	\$344,950	\$334,000	2250	7	2008	3	6261	N	N	9363 7TH AVE S
007	788360	3835	07/01/08	\$299,950	\$266,000	1100	8	1940	3	6000	N	N	807 S THISTLE ST
007	243320	0087	06/25/09	\$300,000	\$288,000	1880	8	1900	3	5760	N	N	9160 7TH AVE S
007	788360	4281	03/05/08	\$300,000	\$258,000	730	9	2008	3	1592	N	N	810 S CLOVERDALE ST
007	788360	4277	04/09/09	\$275,000	\$260,000	730	9	2008	3	997	N	N	818 S CLOVERDALE ST
007	788360	4283	05/21/08	\$299,950	\$263,000	730	9	2008	3	1474	N	N	812 S CLOVERDALE ST
007	788360	4275	06/05/08	\$320,000	\$282,000	730	9	2008	3	1085	N	N	816 S CLOVERDALE ST
007	788360	4355	07/28/09	\$300,000	\$290,000	830	9	2009	3	1074	N	N	821 A S CLOVERDALE ST
007	788360	4356	06/12/09	\$329,000	\$315,000	840	9	2009	3	1018	N	N	821 B S CLOVERDALE ST
007	788360	4357	05/28/09	\$330,000	\$315,000	840	9	2009	3	1601	N	N	821 C S CLOVERDALE ST
007	788360	0857	11/20/09	\$295,000	\$292,000	1120	9	2009	3	876	N	N	8600 C 5TH AVE S
007	788360	4495	06/24/08	\$475,000	\$420,000	1670	9	2003	3	6000	N	N	838 S DONOVAN ST

**Improved Sales Removed from this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	177260	0160	6/23/08	\$125,000	NO MARKET EXPOSURE
002	177260	0360	3/10/09	\$178,100	BANKRUPTCY - RECEIVER OR TRUSTEE
002	177260	0420	7/20/09	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	177260	0465	11/2/09	\$151,381	DIAGNOSTIC OUTLIERS
002	177260	0485	7/29/09	\$250,000	DIAGNOSTIC OUTLIERS
002	177310	0120	12/31/08	\$319,950	OBSOLESENCE CODED
002	177310	0441	4/20/09	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	177310	1330	9/16/09	\$140,500	DIAGNOSTIC OUTLIERS
002	177310	1875	7/14/08	\$350,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	343850	1456	1/28/09	\$72,000	DOR RATIO
002	343850	1480	4/24/08	\$326,000	DIAGNOSTIC OUTLIERS
002	343850	2261	4/5/08	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	343850	2430	12/16/09	\$118,000	DOR RATIO
002	343850	2445	11/19/08	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	357430	0030	4/11/08	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	731240	0185	8/18/08	\$284,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	731290	0050	12/8/09	\$120,000	DOR RATIO
002	731290	0076	11/26/08	\$178,000	OBSOLESENCE CODED
002	762870	0289	2/6/08	\$197,406	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	815060	0075	9/23/09	\$250,000	DOR RATIO
002	928480	1755	3/7/08	\$170,000	PERCENT COMPLETE CODED
002	928480	1805	4/29/08	\$320,200	FORCED SALE
002	935800	0645	10/27/09	\$94,000	DOR RATIO
002	935800	1565	4/15/09	\$357,950	PERCENT COMPLETE CODED
002	935800	1567	4/15/09	\$310,000	PERCENT COMPLETE CODED
002	935800	1615	4/20/09	\$309,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	935800	2005	5/23/08	\$340,000	PREVIMP<=25K
003	177310	0300	12/22/09	\$221,000	DIAGNOSTIC OUTLIERS
003	177310	0530	10/6/09	\$265,000	PERCENT COMPLETE CODED
003	177310	0531	10/12/09	\$264,950	PERCENT COMPLETE CODED
003	177310	0532	9/28/09	\$264,000	PERCENT COMPLETE CODED
003	177310	0533	10/7/09	\$264,950	PERCENT COMPLETE CODED
003	177310	0545	10/8/09	\$35,434	DOR RATIO
003	177310	0587	11/18/08	\$255,000	QUIT CLAIM DEED
003	177310	0880	5/15/08	\$231,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	177360	0030	5/16/08	\$176,528	RELATED PARTY, FRIEND, OR NEIGHBOR
003	177360	0090	2/11/09	\$225,000	PREVIMP<=25K
003	177360	0500	11/4/08	\$85,126	BANKRUPTCY - RECEIVER OR TRUSTEE
003	177360	0500	5/16/08	\$75,000	FORCED SALE
003	284870	0095	2/1/08	\$319,500	PREVIMP<=25K
003	343850	0005	3/24/08	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	343850	0112	5/12/08	\$354,950	IMP COUNT >1
003	343850	0192	6/24/09	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	343850	0267	6/5/08	\$20,000	DOR RATIO
003	754730	0870	9/11/08	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed from this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	754730	1690	8/31/09	\$119,000	DOR RATIO
003	754780	0240	10/23/08	\$150,000	DOR RATIO
003	789210	0205	5/12/09	\$780,000	DIAGNOSTIC OUTLIERS
005	211270	0965	6/9/09	\$140,000	DOR RATIO
005	211270	1095	6/9/08	\$116,340	QUIT CLAIM DEED
005	343850	0345	1/26/09	\$99,591	QUIT CLAIM DEED
005	343850	0370	5/1/08	\$370,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	343850	0721	1/27/09	\$160,500	DIAGNOSTIC OUTLIERS
005	343850	0785	7/8/09	\$130,600	QUIT CLAIM DEED
005	343850	0790	4/26/08	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	343850	0811	10/29/09	\$273,239	EXEMPT FROM EXCISE TAX
005	343850	1542	3/10/08	\$13,248	QUIT CLAIM DEED
005	343850	2740	8/15/08	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	343850	2763	9/8/08	\$263,000	ACTIVE PERMIT BEFORE SALE
005	343850	2782	10/8/09	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	343850	2949	8/28/08	\$173,940	QUIT CLAIM DEED
005	343850	3143	8/7/08	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	343850	3151	11/19/08	\$460,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	343850	3177	12/29/08	\$179,831	RELATED PARTY, FRIEND, OR NEIGHBOR
005	343850	3181	5/12/08	\$118,496	QUIT CLAIM DEED
005	343850	3244	11/11/08	\$210,000	DIAGNOSTIC OUTLIERS
005	783180	0185	1/30/09	\$145,000	PERCENT NET CONDITION CODED
005	783180	0185	5/29/09	\$236,000	PERCENT NET CONDITION CODED
006	172280	0895	8/11/08	\$427,850	RELATED PARTY, FRIEND, OR NEIGHBOR
006	273410	0365	7/1/09	\$143,269	QUIT CLAIM DEED
006	273410	0380	4/26/09	\$318,000	ACTIVE PERMIT BEFORE SALE>25K
006	273410	0380	4/7/08	\$190,000	DIAGNOSTIC OUTLIERS
006	273410	0585	4/28/09	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	273410	0890	10/2/08	\$116,180	QUIT CLAIM DEED
006	273410	1150	5/7/09	\$120,000	DOR RATIO
006	346880	0195	5/19/09	\$99,000	DOR RATIO
006	346880	0443	9/3/09	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	346880	0443	8/15/08	\$146,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	815910	0040	11/5/09	\$233,750	EXEMPT FROM EXCISE TAX
007	001300	2008	6/19/08	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	243320	0007	3/10/08	\$15,300	DOR RATIO
007	243320	0010	2/23/09	\$263,569	EXEMPT FROM EXCISE TAX
007	243320	0040	5/19/08	\$118,516	QUIT CLAIM DEED
007	243320	0127	6/19/09	\$224,800	DIAGNOSTIC OUTLIERS
007	732790	1015	9/22/09	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	788360	1200	7/6/09	\$197,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	788360	1460	7/30/09	\$175,000	DIAGNOSTIC OUTLIERS
007	788360	2145	2/4/08	\$89,500	QUIT CLAIM DEED
007	788360	2610	4/2/09	\$105,000	DOR RATIO
007	788360	3945	1/15/09	\$387,000	IMP COUNT >1

Improved Sales Removed from this Annual Update Analysis
Area 18
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	788360	4279	3/3/08	\$420,000	PERCENT NET CONDITION CODED
007	788360	4500	10/23/09	\$382,500	NO MARKET EXPOSURE
007	788360	4505	11/3/08	\$199,950	BANKRUPTCY - RECEIVER OR TRUSTEE
007	788360	5091	6/16/09	\$180,000	ACTIVE PERMIT BEFORE SALE
007	788360	5835	9/25/09	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	788360	6161	6/30/08	\$150,000	DIAGNOSTIC OUTLIERS
007	788360	6755	2/19/08	\$262,875	BANKRUPTCY - RECEIVER OR TRUSTEE
007	788360	7385	10/22/09	\$109,000	DIAGNOSTIC OUTLIERS
007	788360	7385	10/22/09	\$159,000	DIAGNOSTIC OUTLIERS
007	788360	8150	9/18/09	\$111,500	DOR RATIO
007	788360	8544	9/10/08	\$177,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	788360	8561	11/29/08	\$190,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Vacant Sales Used in this Annual Update Analysis
Area 18***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	177310	0980	07/23/2009	\$ 531,052	7200	N	N
003	177360	0035	03/24/2008	\$ 149,000	5500	Y	N
003	315760	0073	02/20/2008	\$ 121,000	3214	N	N
003	315760	0075	02/20/2008	\$ 120,000	3218	N	N
003	343850	0136	05/23/2008	\$ 150,000	5000	Y	N
003	343850	0138	08/11/2008	\$ 120,000	6283	N	N
005	213520	0155	08/27/2009	\$ 139,950	7410	N	N
005	213520	0163	06/15/2009	\$ 140,000	6564	N	N
005	343850	2718	08/25/2008	\$ 145,000	7248	N	N

***Vacant Sales Removed from this Annual Update Analysis
Area 18***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	177360	0250	03/27/2008	\$ 135,000	DIAGNOSTIC OUTLIERS
007	177360	0350	08/22/2008	\$ 120,000	DIAGNOSTIC OUTLIERS
007	177360	0760	08/28/2009	\$ 137,500	DOR RATIO
007	322404	9021	06/25/2008	\$ 3,100,000	MULTI-PARCEL SALE;
007	343850	0039	04/13/2009	\$ 380,000	IMPROVEMENT SALE
007	343850	1881	03/19/2008	\$ 139,500	EXEMPT FROM EXCISE TAX;
007	343850	1883	03/26/2008	\$ 136,800	EXEMPT FROM EXCISE TAX;
007	343850	1883	11/12/2009	\$ 50,000	DIAGNOSTIC OUTLIERS
007	754780	0005	01/31/2008	\$ 100,000	DIAGNOSTIC OUTLIERS
007	788360	8563	02/23/2009	\$ 63,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
007	928480	0011	06/18/2008	\$ 75,000	QUIT CLAIM DEED
007	928480	0013	06/18/2008	\$ 75,000	QUIT CLAIM DEED
007	928480	1755	12/16/2009	\$ 200,000	IMPROVEMENT SALE
007	928480	1820	02/21/2009	\$ 141,172	EXEMPT FROM EXCISE TAX;
007	935800	0605	12/07/2009	\$ 270,000	DIAGNOSTIC OUTLIERS

Client and Intended Use of the Appraisal:

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030 *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.

WAC 458-07-030 (3) True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less

productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.



King County

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Lloyd Hara
Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor